

201912300161

12/30/2019 03:23 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:
Accord Inc., a Washington corporation
3300 Maple Valley Hwy
Renton, WA 98058

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5642
Dec 30 2019
Amount Paid \$28930.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500093416

Escrow No.: 500093416

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric M. Erb, who also appears of record as Eric Erb, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as part of an I.R.C. Section 1031 Exchange in hand paid, conveys, and warrants to Accord Inc., a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): A and B, SKAGIT COUNTY SHORT PLAT NO. MV-8-80 NW SW 17-34-4

Tax Parcel Number(s): P25986 / 340417-3-006-0005, P25988 / 340417-3-006-0203

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: December 27, 2019

[Signature]

Eric M. Erb

[Signature]

Rozine Cox-Erb

State of WA

King County of King

I certify that I know or have satisfactory evidence that Eric M. Erb and Rozine Cox-Erb is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11.27.19

[Signature]
Name: Anthony King
Notary Public in and for the State of WA
Residing at: Renton
My appointment expires: 10-19-20

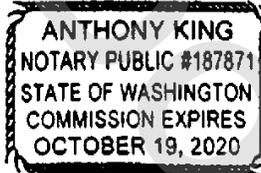


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25986 / 340417-3-006-0005 and P25988 / 340417-3-006-0203

PARCEL "A":

Tract "A", Short Plat No. MV-8-80, approved July 7, 1980, recorded July 8, 1980, under Auditor's File No. 8007080001 in Book 4 of Short Plats, pages 135 and 136, records of Skagit County, being a portion of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion conveyed to the City of Mount Vernon by deed recorded March 27, 2006, under Auditor's File No. 200603270161.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

Tract "B", Short Plat No. MV-8-80, approved July 7, 1980, recorded July 8, 1980, under Auditor's File No. 8007080001 in Book 4 of Short Plats, pages 135 and 136, records of Skagit County, being a portion of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Easterly 23 feet of Tract "A" of said Short Plat No. MV-8-80 as delineated on the face of said Short Plat.

EXCEPT that portion conveyed to the City of Mount Vernon by deed recorded March 27, 2006, under Auditor's File No. 200603270162.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 24, 1968
Auditor's No(s): 709424, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Pipe or pipelines
Affects: The West 5 feet as delineated on the face of said short plat

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 3, 1976
Auditor's No(s): 836160, records of Skagit County, Washington
In favor of: Continental Telephone Company of the Northwest
For: Telephone lines
Affects: The West 5 feet as delineated on the face of said short plat

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 13, 1976
Auditor's No(s): 847419, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Pipe or pipelines

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 22, 1958
Auditor's No(s): 567033, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer
Affects: Westerly portion of said premises as delineated on the face of said short plat

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1924
Auditor's No(s): 176764, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

6. Recitals on the face of said short plat, as follows:

Short plat number and date of approval shall be included in all deeds and contracts.

Sewage disposal by Mount Vernon City Sewer.

EXHIBIT "B"

Exceptions
(continued)

Water by Skagit County Public Utility District No. 1.

The charge in lieu of assessment for each lot in this subdivision shall be \$0.00. (This charge includes a credit of \$0.00 for installed sewer lines). A standard participation contract must be executed and the said amount paid prior to the issuance of a sewer permit.

Zoning Classification – Light manufacturing and commercial district.

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 8, 2006
Auditor's No.: 200605080160, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: College Way Retail, LLC
Purpose: Utilities
Recording Date: April 21, 2006
Recording No.: 200604210060
Affects: Portion of said premises